



Date: August 12th, 2022
To: City of Issaquah Community Planning & Development
From: Encompass Engineering & Surveying on behalf of Vamshi Priya and Kranthi Bathula
Re: Front Street South Short Plat Pre-Application Meeting Project Narrative

APPLICANT:

Vamshi Priya and Kranthi Bathula
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LEGAL DESCRIPTION – 342406-9301:

That portion of the Southwest quarter of Section 34, Township 24 North, Range 6 East, W.M. in King County, Washington described as follows:

Commencing at a point when measured along the section and subdivision lines is 1895.60 feet North and 546.72 feet East of the Southwest corner of said Section 34;

Thence South 01°02'23" West 250.00 feet;

Thence South 76°02'33" East 524.54 feet to the true point of beginning;

Thence South 47°01'00" West 159.00 feet;

Thence North 16°55'41" West 297.19 feet;

Thence South 88°35'00" East 287.00 feet;

Thence North 50°30'00" East 45.68 feet, more or less, to the southwesterly margin of the Issaquah-Hobart Revision Road No. 1349;

Thence South 40°26'07" East along said margin 70.00 feet to a point which bears North 48°43'18" East from the true point of beginning;

Thence South 48°43'18" West 219.17 feet to the true point of beginning.

Situate in the County of King, State of Washington.

PROJECT NARRATIVE:

1. Development objectives, proposal, and relationship to existing site and its uses.

The subject property is located at 9XX Front Street in Issaquah and is a forested site. The site is identified by King County Assessor Tax Parcel No. 342406-9301 and is approximately 54,450 square feet (1.25 acre) in size. The property is zoned SF-S, which is part of the City of Issaquah's low density residential zone type that allows 4.5 dwelling units per acre. Not all of the adjacent properties are zoned SF-S. The properties

immediately opposite of the site on Front Street are zoned multi-family high density (29 DU/ACRE). Single family suburban zoning occurs along the west side of Front Street S in this area.

The site's topography slopes in several directions as a high point occurs at the mid-point of the site. The westerly edge of the property is approximately 15 feet lower in elevation than the northeast boundary along Front Street. Slopes vary across the site and can be categorized as moderate-to-steep ranging from 10% to 26% in grade.

There is a Category I wetland in the back of the lot (west side) that is a part of a large wetland system associated with Issaquah Creek (delineated by Altmann Oliver Associates, LLC – 02-2022). The west half of the property grades down and drains to this wetland. To the northeast of the site, sidewalk, curb and gutter delineate the property along Front Street. Runoff does not appear to drain across the sidewalk into the street and presumably infiltrates on-site.

Per the USDA Natural Resources Conservation Service web soil survey, the soils onsite consist of Everett very gravelly sandy loam (EvB), which is categorized as an Outwash Type A/B soil.

The Applicant is proposing a 3-lot subdivision, ranging in size from 5,235 to 7,674 square feet for single family residential use. A critical area tract (34,966 SF) for the category 1 wetland is proposed on the west side of the site. These lots will be accessed via a private street connecting to Front Street along the northeastern side of the project site.

It is anticipated that a drainage system of pipes and catch basins will be installed in the private street and will connect to the municipal storm system.

Infiltration is anticipated to be employed as for management of site runoff. Six-foot diameter drywells are anticipated to be included at each parcel. Implementing dispersion in the wetland buffer is not a feasible solution due to the site topography.

In Front Street, water and sanitary sewer are present and are maintained by the City of Issaquah.

2. Type of desired use(s), approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

The subject property is zoned SF-S and the proposed development consists of three (3) single-family residences. The building pads are proposed to be approximately 1350 – 1400 square feet in size. The finished homes are expected to be two-story with a two-car garage.

3. Briefly discuss those design standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.

Portions of the site contain a wetland buffer area, but no development is proposed on this portion and there is sufficient buildable area on the newly created lots. In addition, the newly created lots exceed minimum lot size and provide ample room to meet building setbacks and impervious surface standards

This site is located within a FEMA 100-year flood plain. A flood hazard certification letter is being prepared for this project.

No other critical areas are known to exist on or near the site.

4. Compliance with the Design Manual (Central Issaquah projects) or Neighborhood Type (Issaquah Highlands or Talus projects), if applicable.

This project is located in the Issaquah Valley neighborhood. The site design has taken into account the wetland buffer. A large portion of this lot will be left untouched to better integrate with the surroundings. There are existing trees and vegetation on site that provide a natural buffer in the back (westerly) portion of the site.

5. Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building.

The proposed development will achieve the City's Vision on Sustainable Development through the implementation and encouragement of incorporating energy efficiency, water efficiency, sustainable materials and other innovative techniques during future residential construction. Further, LID strategies such as rain gardens, compost amended soils and tree retention will be identified and implemented during site development activities.

The site is located approximately ¼ of a mile from the nearest bus stop and the route passes through the Issaquah Transit Center. The Rainier Trail can also be accessed within a ¼ of a mile and can be utilized for bike commuting and other recreational activities.